

Prepared by & Return to:
Nationwide Trustee Services, Inc.
1587 Northeast Expressway
Atlanta, Ga 30329
770-234-9181

12/19/08 1:19:34
BK 539 PG 663
DE SOTO COUNTY, MS
W.E. DAVIS, CH CLERK

INDEXING INSTRUCTIONS: Lot 75, Section A, Deerchase Subdivision, situated in Section 4,
Township 2 South, Range 7 West, DeSoto County, Mississippi

STATE OF MISSISSIPPI

COUNTY OF DE SOTO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Valencia M. Collins executed a Deed of Trust in favor of Barbara Zirilli, Trustee, securing an indebtedness to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for GMAC Mortgage Corporation its successors and assigns, dated September 28, 2001, and recorded in Book 1390, Page 32 of the Land Records of De Soto County, Mississippi; and

WHEREAS, Mortgage Electronic Registration Systems, Inc., acting solely as nominee for GMAC Mortgage Corporation its successors and assigns, the legal holder of the said Deed of Trust and the Note secured thereby, substituted Nationwide Trustee Services, Inc. as Substitute Trustee therein, as authorized by the terms thereof, by instrument dated October 2, 2007, and recorded in Book 2804, Page 428 of the records in the offices of the aforesaid Chancery Clerk; and

WHEREAS, default having been made in the payment of the indebtedness secured by said Deed of Trust, which default continued for a period of time necessary for the holder thereof to declare the entire unpaid balance immediately due and payable as was its option so to do under the terms thereof, Nationwide Trustee Services, Inc., did on June 26, 2008, between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., at the East Front Steps of the De Soto County Courthouse, Hernando Mississippi, offer for sale at public auction and sell to the highest bidder, according to law, the following described land and property, with improvements thereon situated, lying and being situated in De Soto County, Mississippi, and more particularly described as follows:

Lot 75, Section A, Deerchase Subdivision, situated in Section 4, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 71, Page 4, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Said property was sold after strictly complying with all the terms and conditions of said Deed of Trust and the statutes made and provided in such cases. A notice of the time, place and terms of said sale, together with a description of said property to be sold, was given by publication in the DeSoto Times Today , a newspaper published and generally circulated in De Soto County, Mississippi, for three consecutive weeks preceding the date of sale. The first notice of publication appeared on June 5, 2008, and subsequent notices appeared on 06/12/2008 and 06/19/2008. Proof of publication is attached hereto and incorporated herein by reference. A notice identical to said published notice was posted on the bulletin board at the De Soto County Courthouse, Mississippi, on June 4, 2008, and everything necessary to be done was done to make and effect a good and lawful sale.

At said sale GMAC Mortgage LLC fka GMAC Mortgage Corporation bid for said property in the amount of \$164,680.53 and this being the highest and best bid the said GMAC Mortgage LLC fka GMAC Mortgage Corporation was declared the successful bidder and the same was then and there struck off to GMAC Mortgage LLC fka GMAC Mortgage Corporation.

WHEREAS, GMAC Mortgage LLC fka GMAC Mortgage Corporation, has requested transfer and assignment of its bid to Secretary of Housing and Urban Development, and has instructed the undersigned to convey the property described above to Secretary of Housing and Urban Development, and the undersigned by execution of this instrument does hereby transfer and assign all rights, title and interest of GMAC Mortgage LLC fka GMAC Mortgage Corporation as the highest and best bidder to Secretary of Housing and Urban Development, pursuant to the authority granted to the undersigned in the aforementioned Substitution of Trustee.

NOW, THEREFORE, in consideration of the premises and in consideration of the price and sum of \$164,680.53, cash in hand paid, receipt of which is hereby acknowledged, I, the undersigned Substitute Trustee, do hereby sell and convey unto the said **GMAC Mortgage LLC**, his successors and assigns, the land and property above described, together with all improvements thereon.

Title to this property is believed to be good. but I will convey only such title as is vested in me as Substitute Trustee.

WITNESS MY SIGNATURE, this the 26 day of June, 2008.

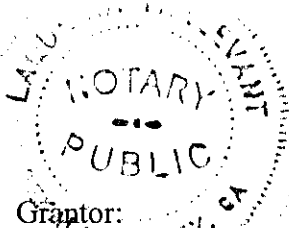
Christian Mayer, Vice President

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 26th Day of June, 2008, within my jurisdiction, the within named CHRISTIAN MAYER, who acknowledged to me that he is VICE PRESIDENT OF NATIONWIDE TRUSTEE SERVICES, INC, a corporation, and that for and on behalf of said corporation as Vice President, and as the act and deed of said corporation, he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 26 day of June, 2008.



Grantor:
Christian Mayer
Nationwide Trustee Services, Inc.
1587 Northeast Expressway
Atlanta, Ga 30329
770-234-9181

Grantee:
GMAC Mortgage LLC
1100 Virginia Drive
Fort Washington, PA 19034
800-850-4622

[Signature]
NOTARY PUBLIC
My Commission Expires May 29 2010



PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI

COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times Today, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

**SUBSTITUTE TRUSTEE'S
NOTICE OF SALE
STATE OF MISSISSIPPI
COUNTY OF DE SOTO**

WHEREAS, on September 28, 2001, Valencia M. Collins executed and delivered a certain Deed of Trust unto Barbara Zirilli, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for GMAC Mortgage Corporation its successors and assigns, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of De Soto County, Mississippi in Book 1390, Page 32; and

WHEREAS, the holder of said Deed of Trust substituted and appointed Nationwide Trustee Services, Inc., as Trustee in said Deed of Trust by instrument recorded in the Office of the aforesaid Chancery Clerk Book 2804, Page 428; and

WHEREAS, default having been made in the payments of indebtedness secured by said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on June 26, 2008, I will, during legal hours (between the hours of 11 o'clock a.m. and 4 o'clock p.m.), at public outcry, offer for sale and will sell, at the East Front Steps of the De Soto County Courthouse at 2535 Highway 51 South Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in De Soto County, Mississippi, to-wit:

Lot 75, Section A, Deerchase Subdivision, situated in Section 4, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 71, Page 4, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Title to the above described property is believed to be good, but I will convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, this the 28th day of May, 2008

Christian Mayer
Christian Mayer, Vice President
Nationwide Trustee Services, Inc.
1587 Northeast Expressway
Atlanta, Ga 30329
(770) 234-9181 ext 1502
0720062248
PUBLISH: 06/05/2008, 06/12/2008
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Volume No. _____ on the _____ day of _____, 2008

Volume No. _____ on the _____ day of _____, 2008

Volume No. _____ on the _____ day of _____, 2008

Diane Smith

Sworn to and subscribed before me, this 19 day of June, 2008

BY Judy A. Dwyer

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2009
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED

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